

## HOMEOWNERSHIP

Benefits of homeownership include:

- Tax savings in the form of interest deductions
- Property value appreciation and accumulation of equity
- A measure of security, stability and control over living situation

## RECAPTURE/RESALE

The recapture period will typically range from 10 to 20 years.

*(See Chart Below)*

Loan Amount	Recapture Period	
	Years	Recapture
\$0 - \$14,999	Years 1 - 5	100% Recapture
	Years 6 - 10	Loan forgiven at the rate of 20% per year
Above \$15,000	Years 1 - 10	100% Recapture
	Years 11 - 20	Loan forgiven at the rate of 10% per year

During the recapture period, any sale, transfer, refinance with cash out, or failure of the owner to occupy the property will trigger repayment of the deferred loan amount.

### How to Apply

Actual loan applications and nominal application fee (payable to the County of San Bernardino) will be accepted only through County-approved lenders.

To obtain a list of approved lender and loan officers, please call the County of San Bernardino Department of Community Development and Housing.

The American Dream Downpayment Initiative (ADDI) provides additional downpayment and closing costs assistance to first-time home buyers who qualify for ADDI.

For more information on ADDI or the Homeownership Assistance Program (HAP) contact the County of San Bernardino Department of Community Development and Housing at 909.388.0910.



*All County of San Bernardino  
Department of Community Development and Housing  
programs comply with Federal Fair Housing Laws.*

## COUNTY OF SAN BERNARDINO



**AMERICAN DREAM  
DOWNPAYMENT INITIATIVE  
PROGRAM (ADDI)  
FOR FIRST-TIME HOMEBUYERS**

## HOME

**DEPARTMENT OF COMMUNITY  
DEVELOPMENT AND HOUSING**

**290 North D Street, Sixth Floor  
San Bernardino, CA 92415-0040**

**909.388.0910  
909.388.0929 (FAX)**

## PURPOSE

The American Dream Downpayment Initiative provides financial assistance to eligible households for the purchase of a home. ADDI funds may be used for:

- Down payment assistance
- Closing cost assistance

## ASSISTANCE

Assistance is in the form of a deferred loan (silent second) and will be secured by a second trust deed. The maximum loan amount allowable is the greater of \$10,000 or six percent (6%) of the purchase price of the house.

## BENEFITS

**Benefits of the Program include:**

- No monthly payments on County’s deferred loan
- 0% Interest
- Lower monthly housing payments
- Reduced debt-to-income ratio makes it easier to qualify for a home loan with a private lender
- During the recapture period, any sale, transfer, refinance with cash out, or failure of the owner to occupy the property will trigger repayment of the deferred loan amount

## ELIGIBILITY

**Applicant Criteria:**

- Household annual gross income cannot exceed the maximum income level

(See Chart below)

Family Size	Maximum Income *
1	\$37,300
2	\$42,650
3	\$47,950
4	\$53,300
5	\$57,550
6	\$61,850
7	\$66,100
8	\$70,350

*\*FY-2008 Income limits subject to change*

- Live or work in San Bernardino County at least one year prior to application
- Able to contribute at least three percent (3%) of the purchase price toward the down payment (can be gifted)
- Maximum sale price may not exceed the FHA loan limits established for the County

## ELIGIBILITY *(Continued)*

- Arrange for a 30-year fixed interest rate lender financing through one of the County-approved mortgage lenders.
- Buyer may not have had an ownership interest in a principal residence during the preceding three years.

**Property Criteria:**

- Applicant’s primary residence
- Single family home
- Condominium unit
- Cooperative unit
- Manufactured housing on its own lot and affixed to a permanent foundation
- Newly constructed or resale housing units that meet housing quality standards (HUD) at close of escrow
- Homes purchased with HAP assistance must be owner-occupied or vacant when offered for sale

**Occupancy Limits:**

- The home must have at least one bedroom or living/sleeping room for every two persons.

**Area:**

- The home may be located anywhere in the County of San Bernardino, **except** in the town of Apple Valley and the cities of Chino, Fontana, Hesperia, Ontario, San Bernardino, Upland, and Victorville.

*(Contact these entitlement cities directly if you plan to purchase a home within their city limits. Eligible areas subject to change.)*